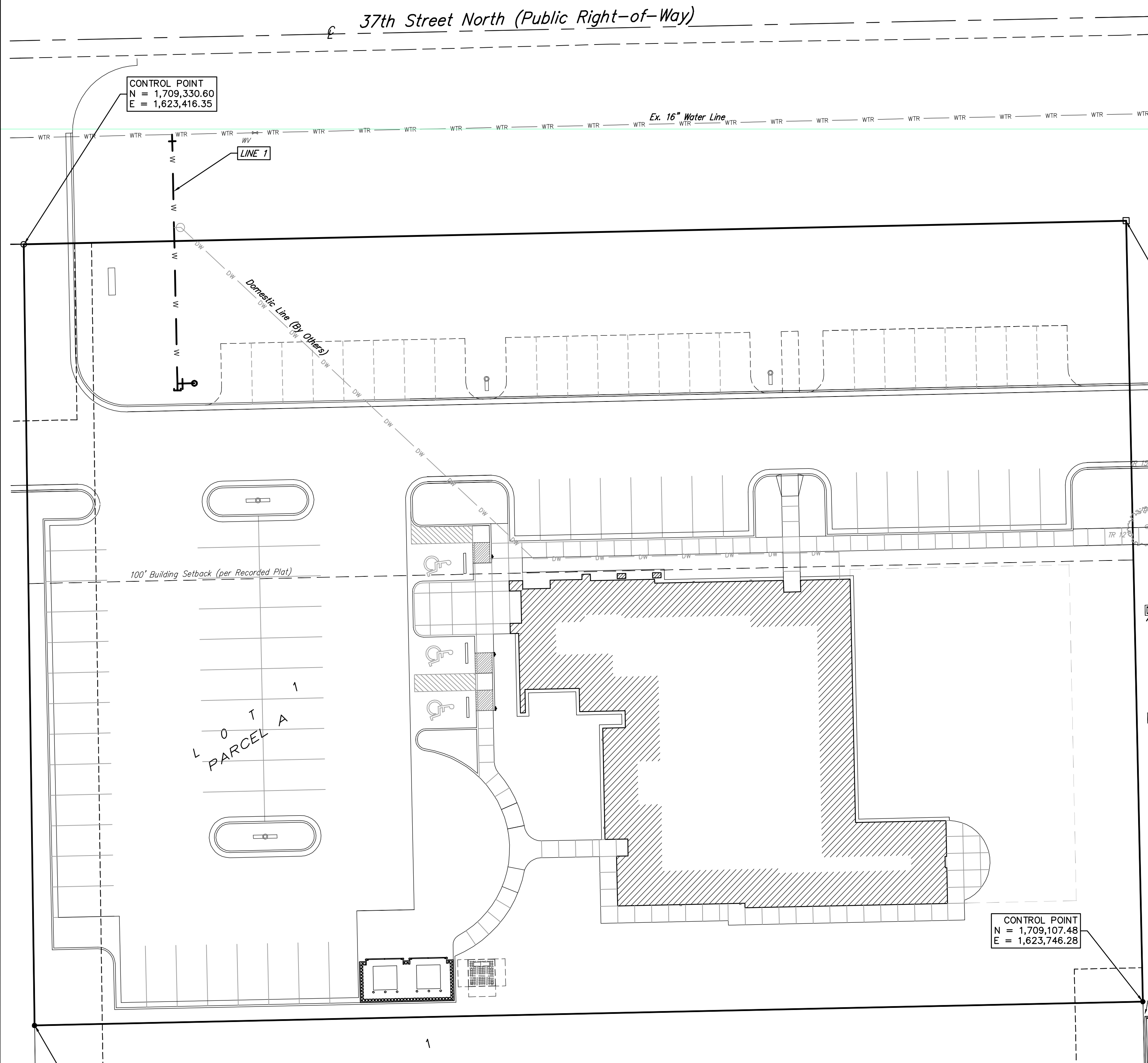


**PRIVATE FIRE LINE TO SERVE  
Children's Dental Professionals**  
Lot 1, Parcel A, Ridge Port North 6th Addition  
**City of Wichita Private Project Number:  
1850 PPW (607853)**  
**SEPTEMBER 2014**



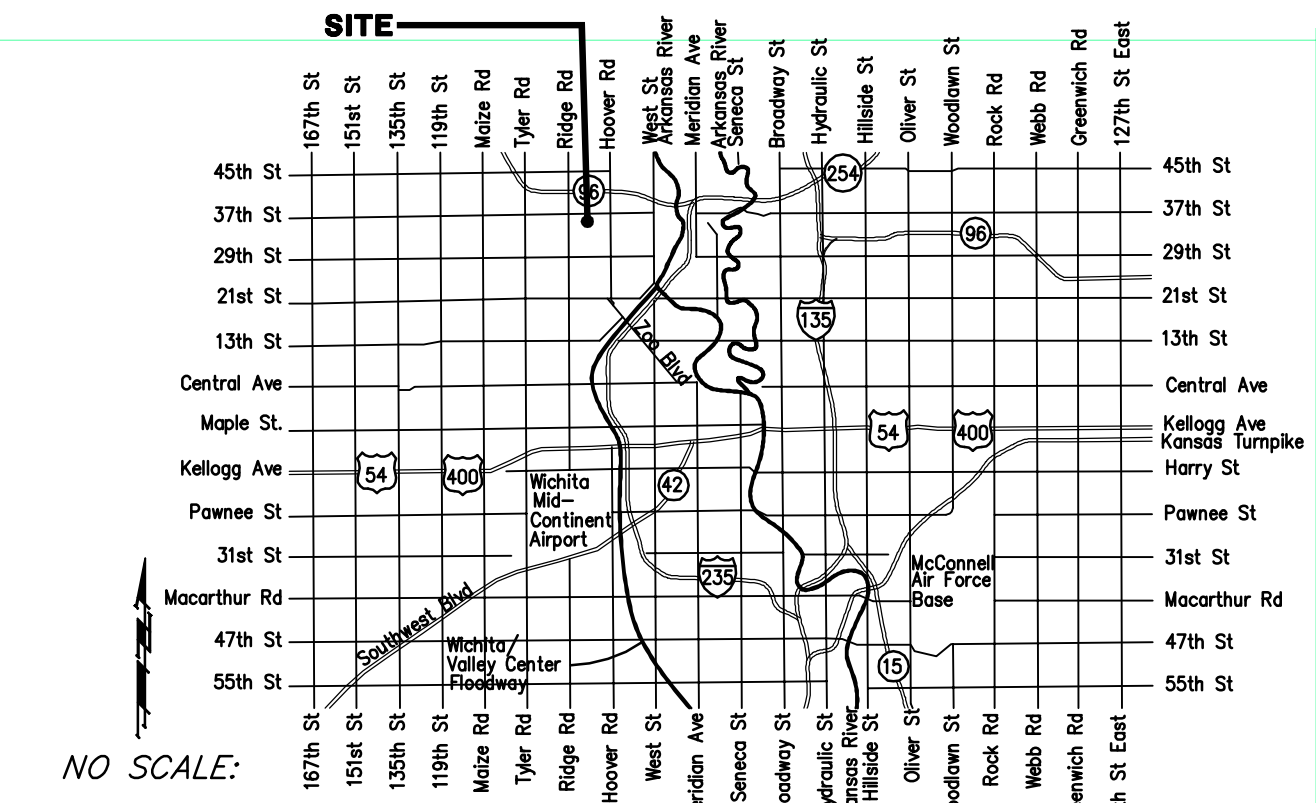
Scale: 1" = 20'  
• = Iron

**BENCHMARK**

SITE BENCHMARK  
Chiseled square on top of inlet on east side of  
Via Christi Ridge Plaza approximately 403' south  
of south lot line of Lot 1, Block A, Ridge Port  
North 6th Addition.  
Elevation=1330.89 (NAVD 88)

From centerline of Ridge and  
37th N. 710' East-  
South of centerline of 37th  
351/2' to main -  
From centerline of 37th South  
371/2' to Clow tapping valve

American  
Darling Fire  
Hydrant  
(storz)  
JM Eagle  
C-900  
Star fittings  
Clow valve



VICINITY MAP

**Index**

- Title Sheet 1
- Water Detail Sheet 2
- Trench Detail Sheet 3
- Water Line 1 4
- Plat Copy 5

Details available at City of Wichita web site at  
<http://www.wichita.gov/Government/Departments/PWU/StandardsConstruction/> or by request.

APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA,  
BY WICHITA WATER & SEWER DEPARTMENT,  
& BY WICHITA FIRE DEPARTMENT

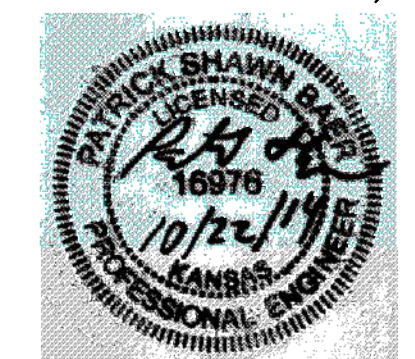
Public Works *Rebecca Shiff* 10/28/14  
Water & Sewer *Ang 7000* 10-28-14  
Fire *2512A* 10-29-14

**NOTE TO CONTRACTORS**

**Public Property:**  
Inspection and testing for the waterline is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Professional Engineer Licensed in the state of Kansas. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City or Wichita Specifications and Standards (on file and available in the City Engineer's Office).

**Private Property:**  
Installation and testing for the fire protection line is to be performed by a City of Wichita licensed fire protection contractor in accordance with the fire codes as adopted by the City of Wichita. All material and construction practices for the fire protection line shall comply with the fire codes as adopted by the City of Wichita (available from the City of Wichita Fire Department). The Contractor shall not commence work without notification and approval of the Wichita Fire Department. Inspection of the fire protection line is to be provided by a licensed Engineering Firm under contract with the Owner/Developer and the Fire Department. The contractor shall not start work until the project inspector is assigned to the project and present on the site. Any work done without inspection will be required to be uncovered for inspection.

- GENERAL NOTES:**
- Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:  
  
Kansas One-Call 687-2470  
  
The Contractor must notify the following in case of an emergency:  
  
Cox Communications 262-4270  
Kansas Gas Service 1-888-482-4950  
Westar Energy 383-8650  
Black Hills Energy (Gas) 1-800-303-0357  
ATT 268-2245  
City of Wichita Water Dept. 268-4563  
City of Wichita Sewer Maint. 268-4024  
City of Wichita Storm Sewer Maint. 268-4090  
City of Wichita Traffic Maint. 268-4034
  - Utility service lines, poles, valve boxes, meters, and etcetera are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The Contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
  - All disturbed R/W areas not intended for pavement or sidewalk construction shall be seeded with Kansas Premium Fescue Blend at a rate of 8 lb./1000 Sq. Ft., fertilized with a 16-20-6 ratio at a rate of 4 lb./1000 Sq. Ft., and mulched with Prairie Hay at a rate of 92 lb./1000 Sq. Ft. Mulch shall be "patted" with forks or punched into soil to reduce loss due to wind.
  - Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations, in the opinion of the Engineer, that will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.
  - Contractor to obtain pavement cut permit prior to pavement removal. Pavement replacement will be completed by City Contractor with cost of replacement to be reimbursed by Utility Contractor. Contractor to remove concrete sidewalk to the nearest construction joint if within 3' of joint. Saw cut if over 3' from joint. Removal and replacement of pavement shall not be paid for directly, but shall be considered incidental to other items in the project.
  - Contractor shall furnish the inspector with a copy of the manufacturer's certification for any pipe used on this project after completion of pipe installation. The engineer will not certify the project to the city until pipe certification has been received.
  - Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.
  - All water lines and appurtenances shall be installed in accordance with the most recent edition of City of Wichita, Kansas Standard Specifications for the Construction of City Projects.
  - Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Contractor shall not start on the project until all necessary bonds and permits have been obtained. Bonds may include but are not limited to Statutory, Performance & Maintenance. Any work done without inspection will be required to be uncovered for inspection.
  - Contractor to use extreme caution when excavating near utility lines. Contractor to hand dig to expose all utility lines prior to construction. verify depth to determine conflict if any.
  - Contractor shall follow all applicable best management practices (BMP) for erosion control. Details available at City of Wichita web site at <http://www.wichita.gov/Government/Departments/PWU/StandardsConstruction/> or by request.

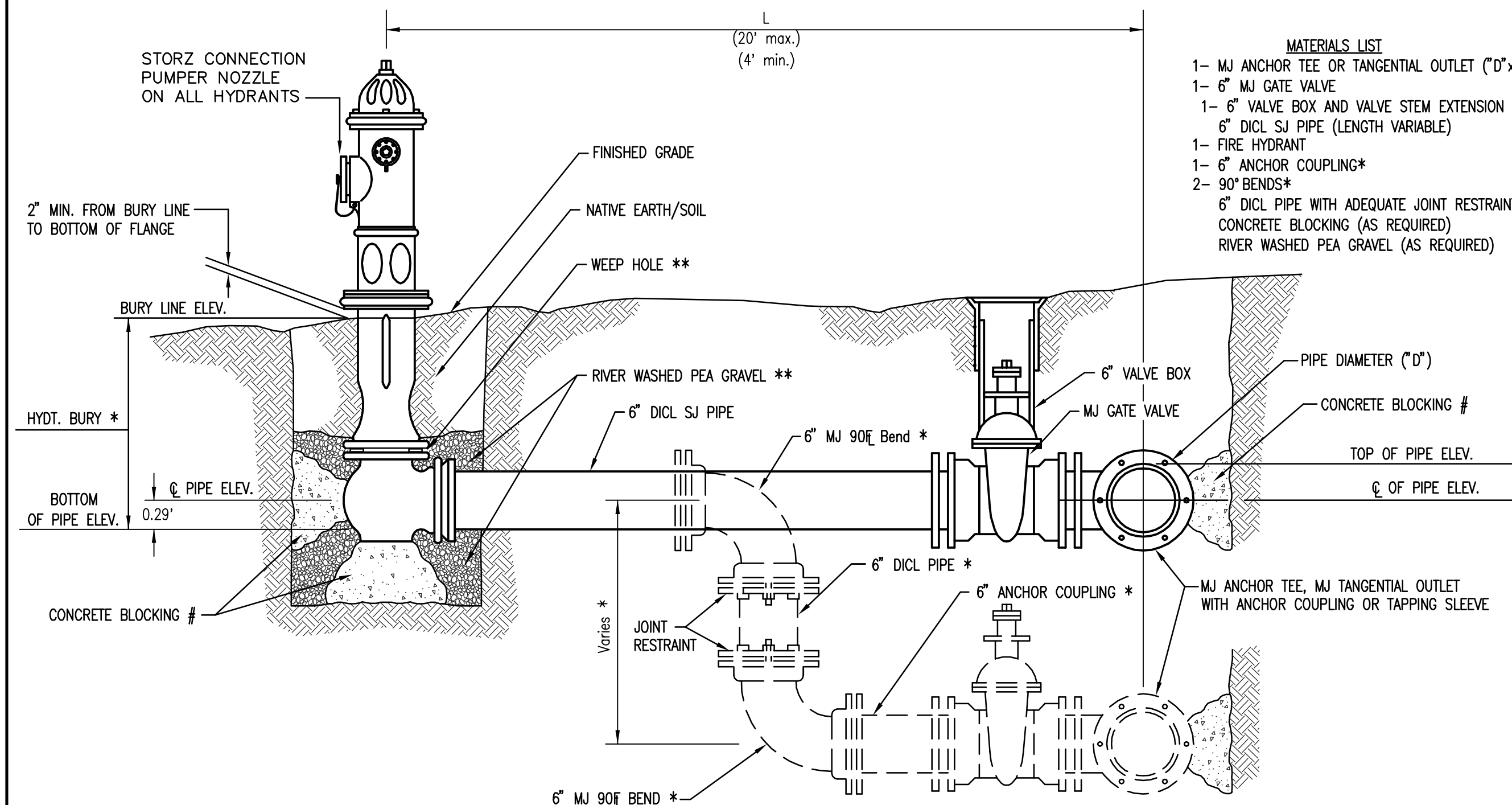


**AS BUILTS**

Contractor: Ewertz Excavation  1/30/2015	Project Inspector: Larry Gann  <b>KEMILLER</b> ENGINEERING P.A. 117 E. Lewis, Wichita, KS 67202 (316)264-0242
--	--



Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



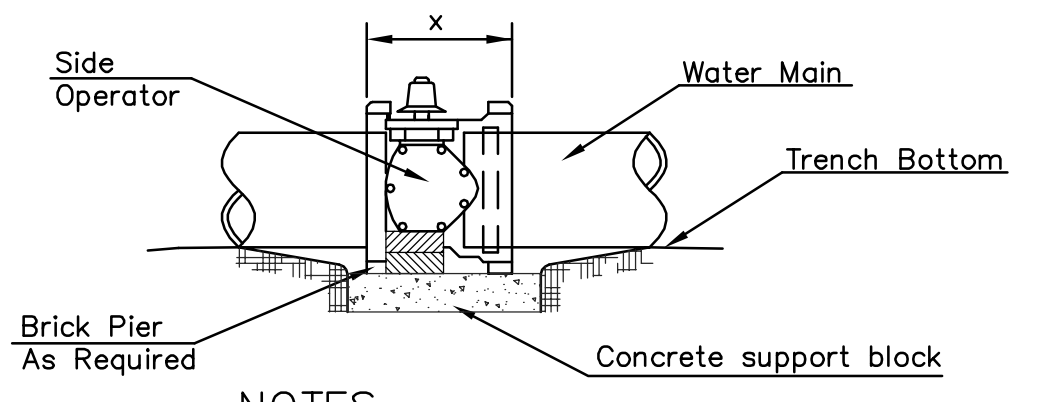
- MATERIALS LIST**
- 1- MJ ANCHOR TEE OR TANGENTIAL OUTLET ("D"x 6")
  - 1- 6" MJ GATE VALVE
  - 1- 6" VALVE BOX AND VALVE STEM EXTENSION IF REQUIRED \*
  - 6" DI CL SJ PIPE (LENGTH VARIABLE)
  - 1- FIRE HYDRANT
  - 1- 6" ANCHOR COUPLING\*
  - 2- 90° BENDS\*
  - 6" DI CL PIPE WITH ADEQUATE JOINT RESTRAINT \*
  - CONCRETE BLOCKING (AS REQUIRED)
  - RIVER WASHED PEA GRAVEL (AS REQUIRED)

\* IF THE REQUIRED HYDRANT BURY IS IN EXCESS OF 5', BUT LESS THAN 7', CONTRACTOR SHALL USE STANDARD 5' HYDRANT BURY AND HYDRANT BARREL EXTENSIONS AS NECESSARY. IF THE REQUIRED HYDRANT BURY IS GREATER THAN 7', CONTRACTOR SHALL USE 5' HYDRANT BURY, 2-MJ 90° BENDS, 6" ANCHOR COUPLING AND 6" DI CL PIPE AS NECESSARY FOR VERTICAL ADJUSTMENT. THE CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING AT HYDRANT AND MEGALUGS, OR SIMILAR RESTRAINT BETWEEN 90° BENDS TO SECURE ALL FITTINGS DURING TESTING AND OPERATION. THE CONTRACTOR SHALL PROVIDE A VALVE STEM EXTENSION PER DETAIL THIS SHEET.

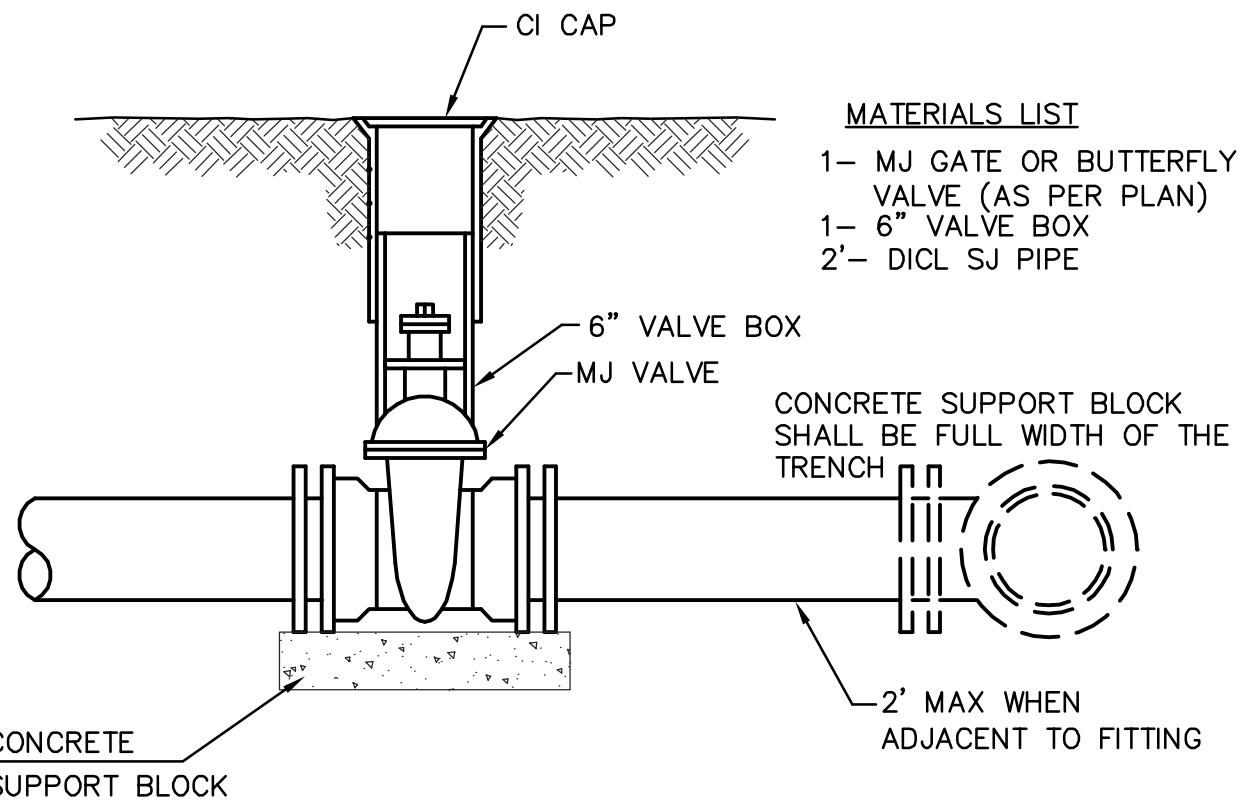
\*\* CAUTION: WEEP HOLES TO BE KEPT CLEAR DURING CONSTRUCTION AND BACKFILL. CONCRETE FOR THRUST BLOCKING SHALL NOT OBSTRUCT WEEP HOLES. PLACE 1 CUBIC FOOT OF RIVER WASHED PEA GRAVEL AROUND EACH WEEP HOLE.

# CONCRETE THRUST BLOCKING SHALL BE KEPT CLEAR OF BOLTS, NUTS, AND MJ ACCESSORIES.

FIRE HYDRANTS REQUIRED				
STATION	BURY LINE ELEVATION	TOP OF PIPE ELEVATION	FIRE HYDRANT BURY REQUIRED*	VALVE STEM EXT. REQUIRED (ft)*
0+73.42, Line 1	1334.24	1330.42	4.5'	-



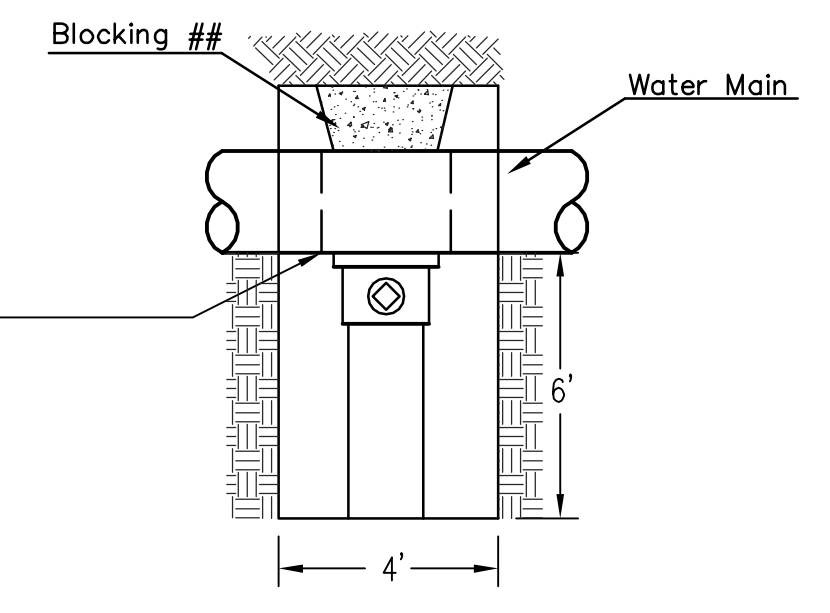
- NOTES**
1. This detail covers Butterfly Valve installation, inclusive, regardless of type of pipe or joint used. 24" and larger lines to be detailed on plans.
  2. 6" Valve Box and Cover required per City of Wichita Std. Specifications.
  3. Conc. Support Block to be full width of trench.



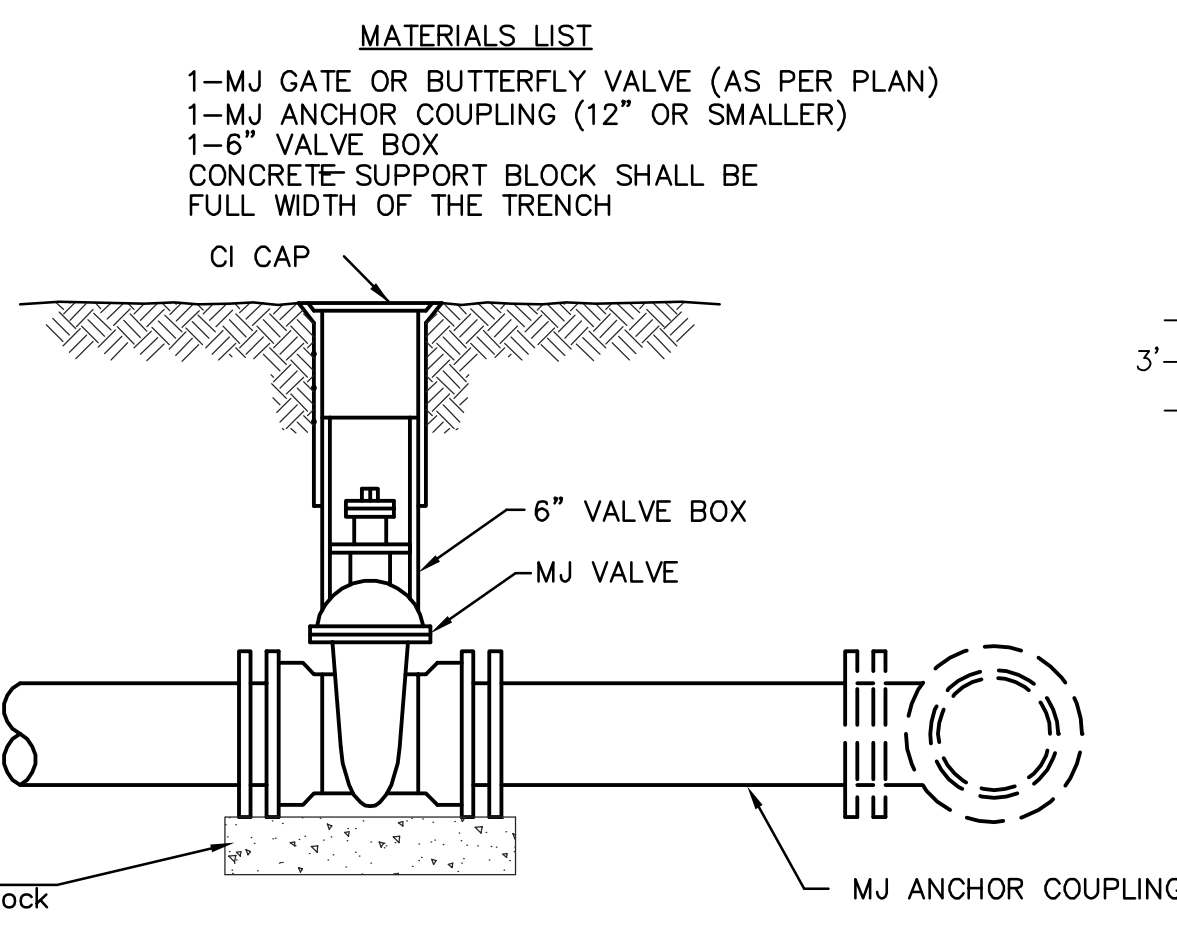
- MATERIALS LIST**
- 1- MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
  - 1- 6" VALVE BOX
  - 2- DI CL SJ PIPE

CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH

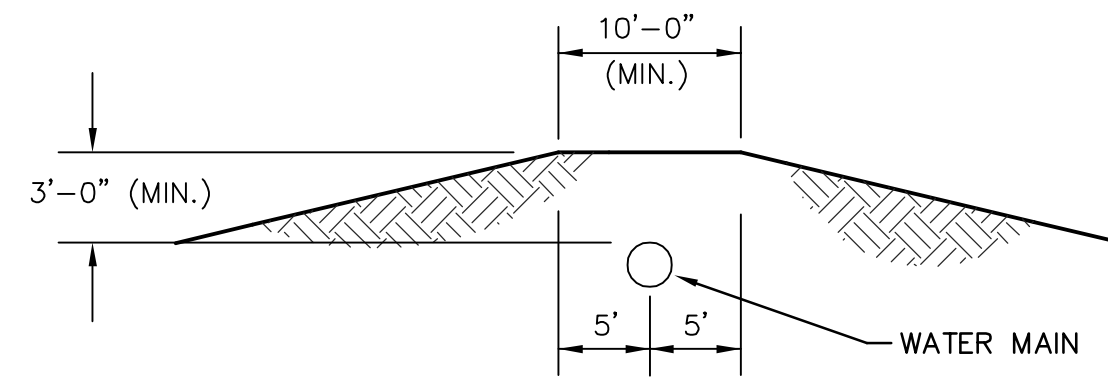
2" MAX WHEN ADJACENT TO FITTING



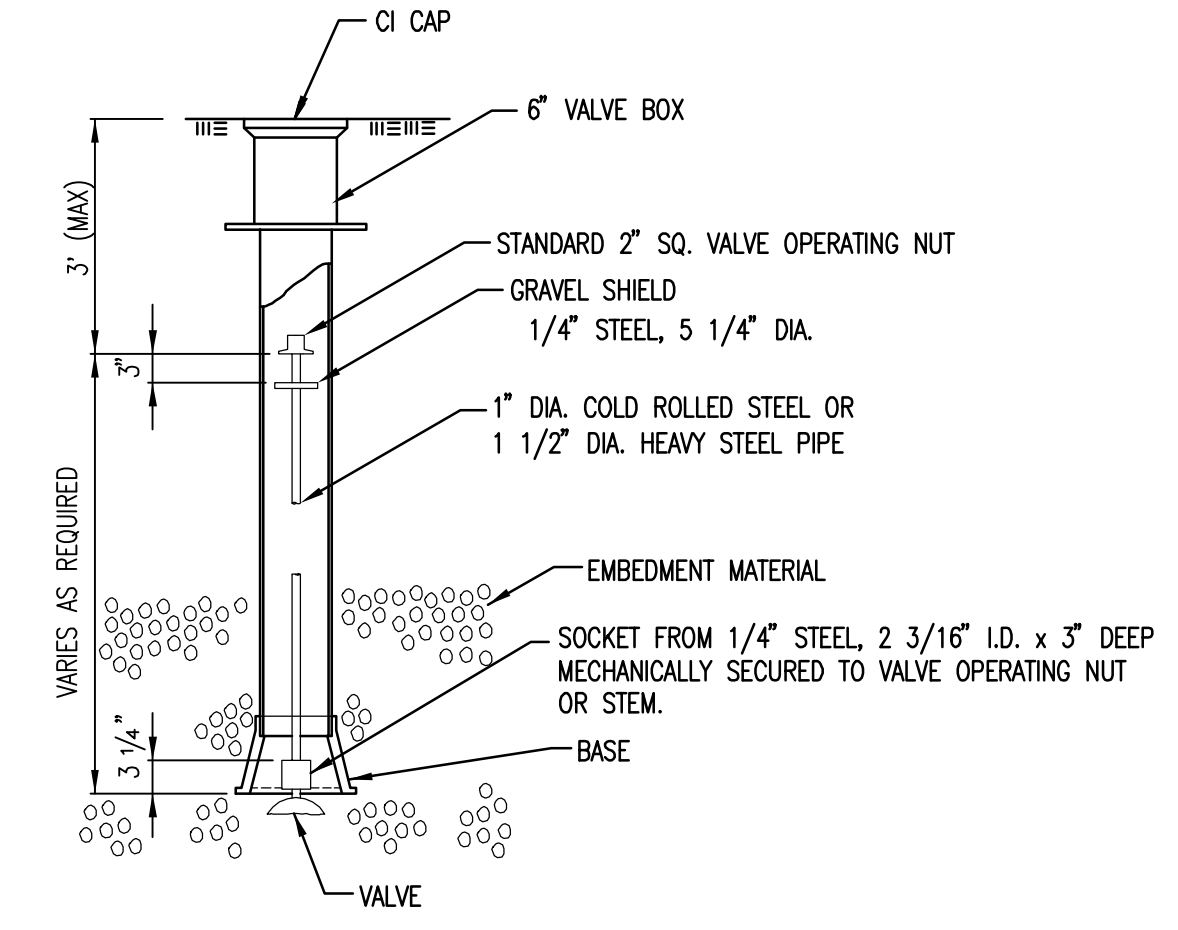
## When the City of Wichita makes tap, blocking is to be done by Contractor



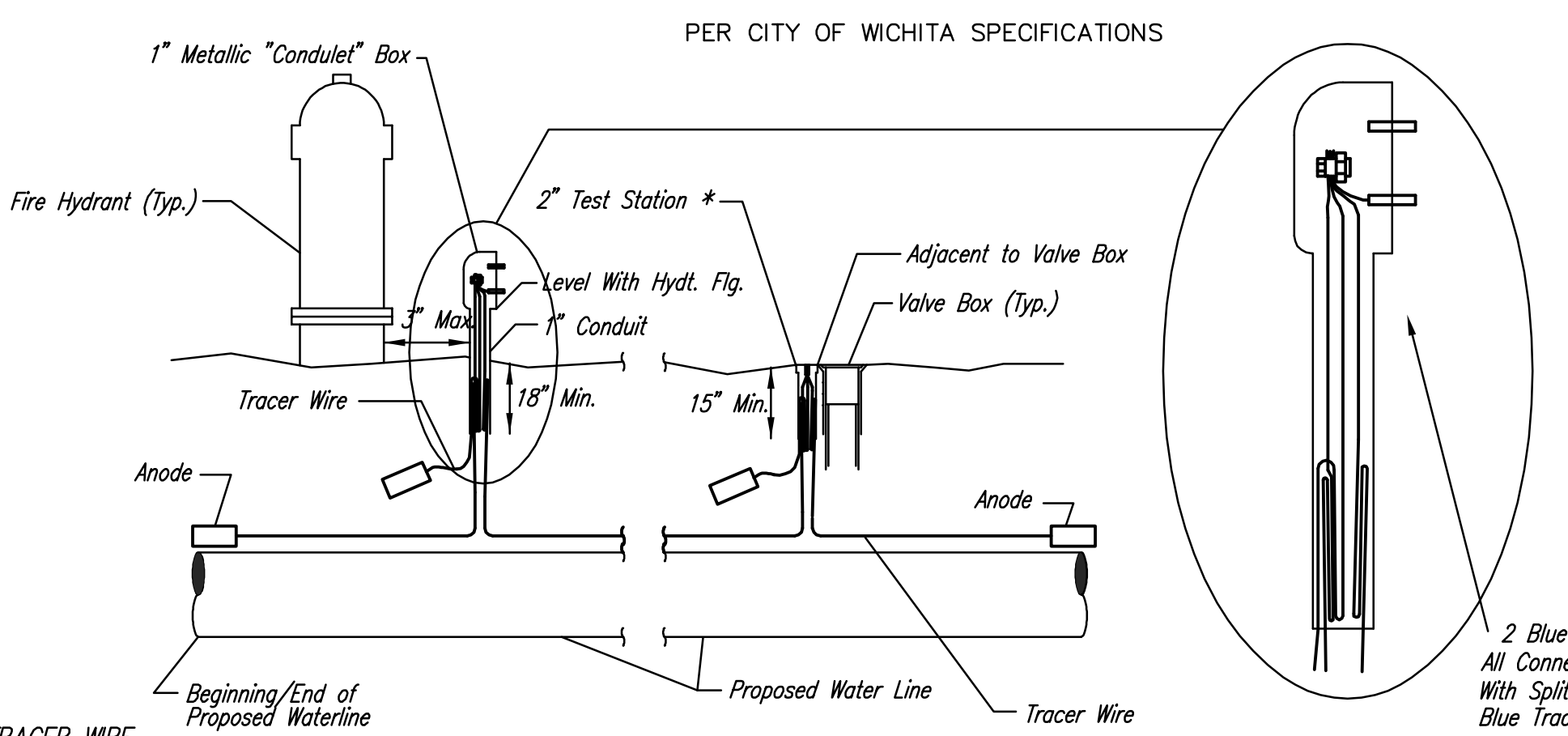
- MATERIALS LIST**
- 1-MJ GATE OR BUTTERFLY VALVE (AS PER PLAN)
  - 1-MJ ANCHOR COUPLING (12" OR SMALLER)
  - 1-6" VALVE BOX
  - CONCRETE SUPPORT BLOCK SHALL BE FULL WIDTH OF THE TRENCH



MINIMUM PROTECTIVE FILL SHALL BE PROVIDED IN ALL INSTANCES WHERE COVER OVER THE PROP. WATER LINE IS LESS THAN 3". (COST SUBSIDIARY TO PIPE INSTALLATION)



NOTE: ONE VALVE STEM EXTENSION FOR EACH VALVE BURIED GREATER THAN 5'.



PER CITY OF WICHITA SPECIFICATIONS

\* FLUSH STYLE TEST STATIONS SHALL ONLY BE USED IN PAVEMENT.

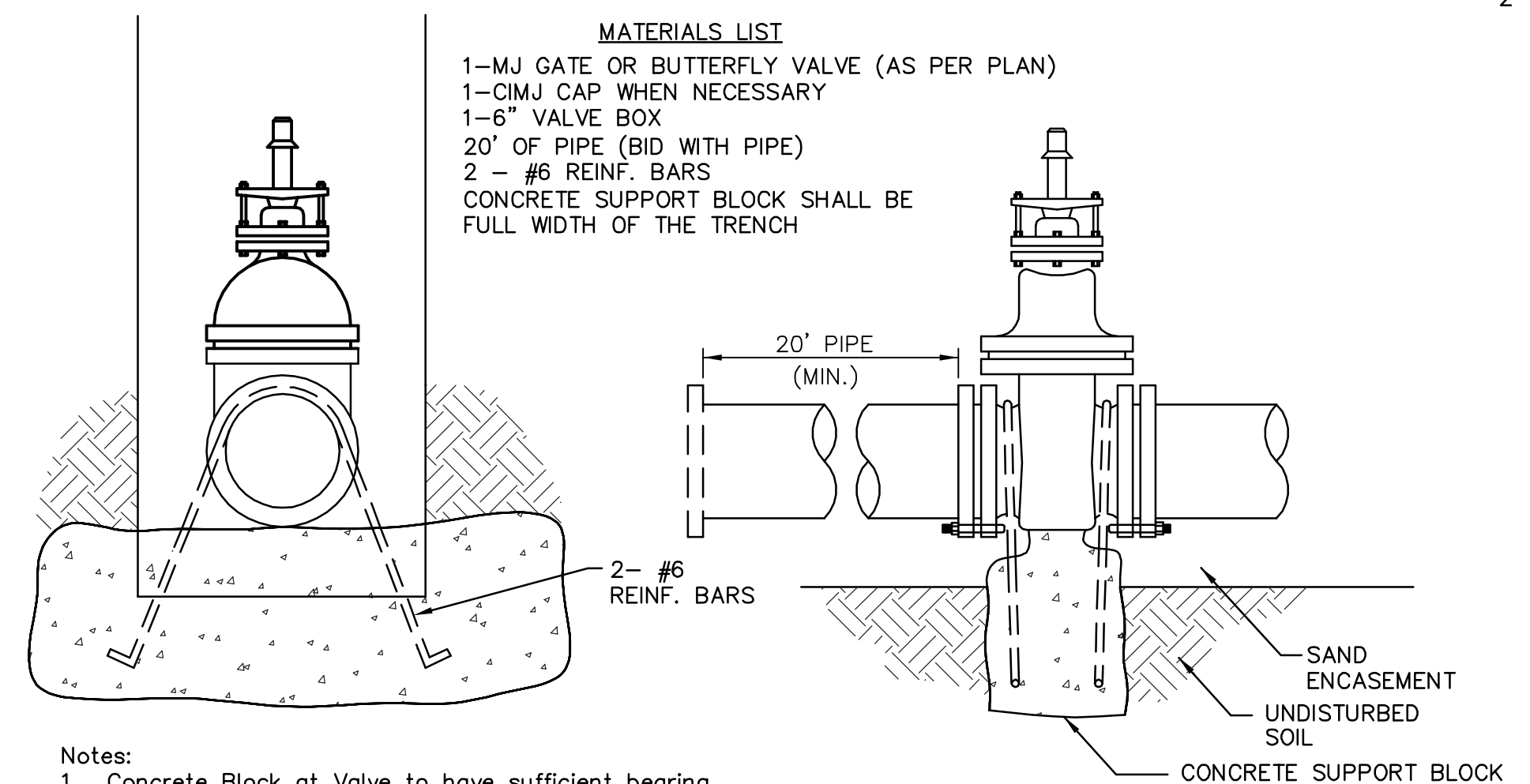
2 Blue Wires and 1 Black Wire All Connected to Single Test Lead With Split Bolt Connection and Blue Tracer Wire

**TRACER WIRE**  
Conductive type pipe locator/tracer wire shall be installed to locate all waterline pipe regardless of pipe material. The wire shall extend the entire length of the proposed pipe. The wire shall be taped to the waterline and pulled with the pipe. Split-bolt connectors shall be used at splice locations. Electrical tape shall cover all splices so no bare wire is exposed. Test stations shall be installed adjacent to all fire hydrants along the waterline and at blowoffs or valves near the ends of the waterlines. Any exceptions to the location of test stations shall be approved by the engineer. At each test station, the tracer wire shall be connected to a 3 lb. zinc or magnesium anode. Anodes shall also be attached to the tracer wire at both the beginning and the end of the proposed waterline. A typical layout of the tracer wire and test station is provided in the above figure.

**WIRE**  
The tracer wire shall be Blue No. 12 THHN annealed soft copper wire with thermal plastic insulation or Blue No. 12 AWG CCS with 30 mil HDPE insulation. The insulation shall be heat, oil, and gasoline resistant as manufactured by Temple Electric or approved equal. To allow for grade adjustment, a minimum of 12" of excess wire shall be coiled at the bottom of the test station for all wires. The insulation sheathing shall be removed such that 1" bare copper wire at all points of connection. Contractor shall attach wire being installed with proposed water main to any tracer wire installed with adjacent waterline projects.

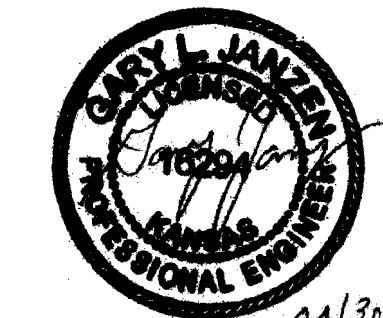
**TEST STATIONS**  
The test station for fire hydrant applications shall be a 1 inch galvanized "condulet" style test station as manufactured by AGRA Industries with a removable solid cover having two leads extending from the face or approved equal. The test station for valve applications shall be 2 inch flush style test station T2PS3B as manufactured by HANDLEY Industries or approved equal. The "conduit" style test station shall be attached to a 1 inch rigid galvanized conduit with a minimum length of 36" and plastic end bushing. The flush style shall have the word "WATER" stamped or molded into the lid. All test stations shall be manufactured using molded blue tops or sufficiently coated with blue enamel paint. The tracer wire and the anode wire shall be installed to allow 10 inches of wire within the test station. In concrete environments such as sidewalks or in the downtown area the contractor shall use the flush style test station. The location of all test stations shall be approved by the engineer, recorded, and shown in the as-built drawings.

**ANODES**  
The anodes shall be 3 lb. bare zinc or magnesium. The anodes shall be buried at the same elevation as the waterline at each test station. The anodes shall be connected to Black No. 12 THHN annealed soft copper wire which shall be extended to the test station.



- Notes:**
1. Concrete Block at Valve to have sufficient bearing in undisturbed soil to prevent thrust movement as shown in table at right. Field Engineer to determine thrust loading of undisturbed soil and final size of thrust block.
  2. The thrust block shall be constructed such that bolts, nuts, and other MJ accessories are kept clear of concrete.
  3. All valves at dead ends and at other locations as called out on the plans shall be blocked as shown here.

VALVE	THRUST AT 150 #/sq.2
4"	1809 lbs.
6"	4245 lbs.
8"	7540 lbs.
12"	16965 lbs.



**CITY OF WICHITA**  
PUBLIC WORKS & UTILITIES ENGINEERING DIVISION

**STANDARD WATER ASSEMBLY DETAIL**

CITY ENGINEER  
**GARY JANZEN, P.E.**

PROJECT NUMBER 1850 PPW	OCA NUMBER (607853)	DATE 7/2013
----------------------------	------------------------	----------------

CITY ENGINEER'S OFFICE  
CITY HALL - SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1620  
(316) 268-4501

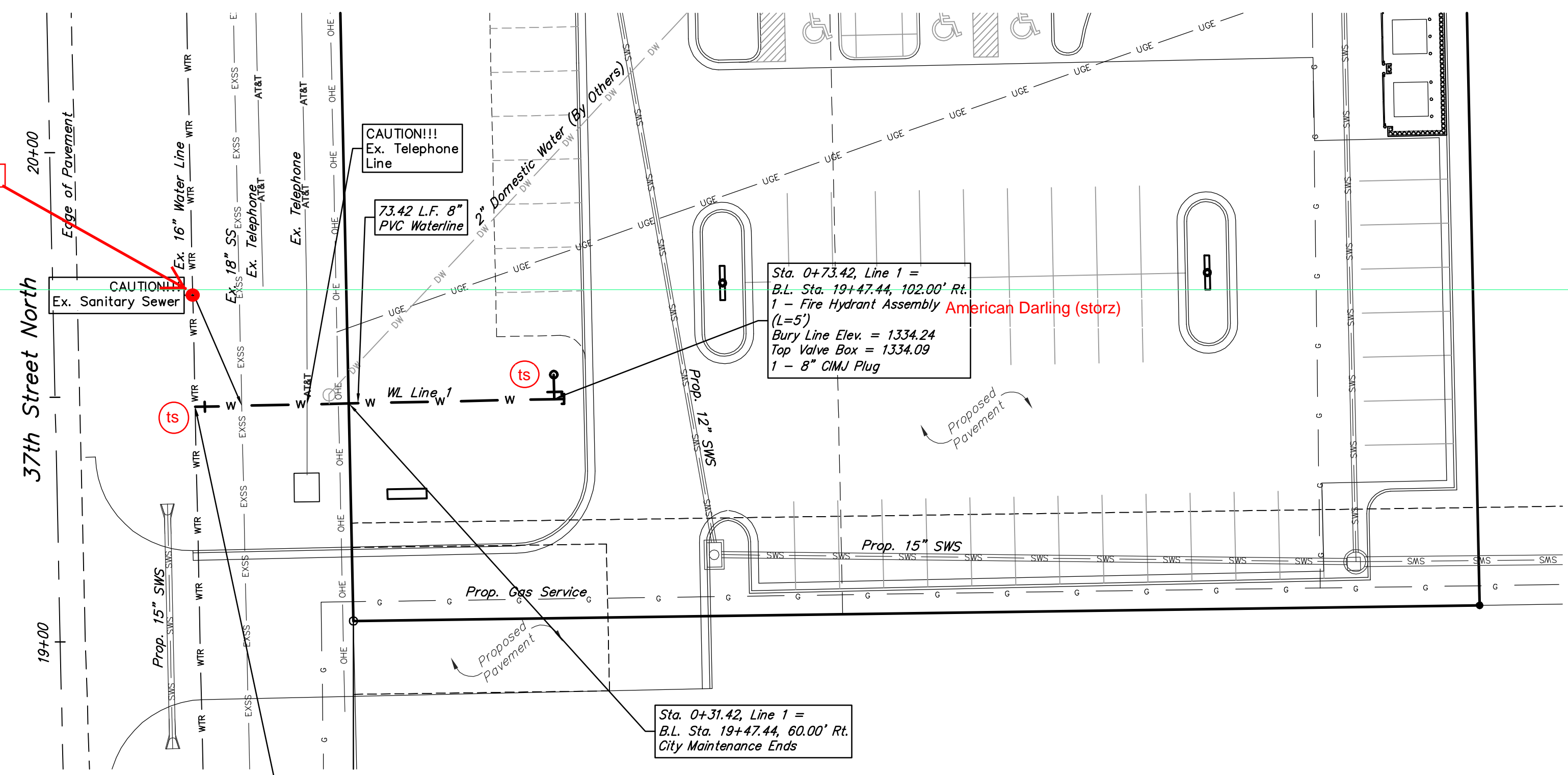
SHEET  
**2 of 5**



**AS BUILTS**



**KEMILLER**  
ENGINEERING PA  
117 E. Lewis,  
Wichita, KS 67202 (316)264-0242



Air Release valve #43482

Sta. 0+00.00, Line 1 =  
B.L. Sta. 19+47.44, 28.58' Rt.  
Top Ex. 16" Water Line.  
1 - 16" x 8" Tapping Sleeve  
1 - 8" Tapping Valve  
1 - 6" Valve Box  
To be furnished and installed by  
the COW Water Dept. (Contractor  
to reimburse water dept. for  
Tapping sleeve, valve and installation).  
Begin Water Line 1  
Valve Box Elev. = 1333.58

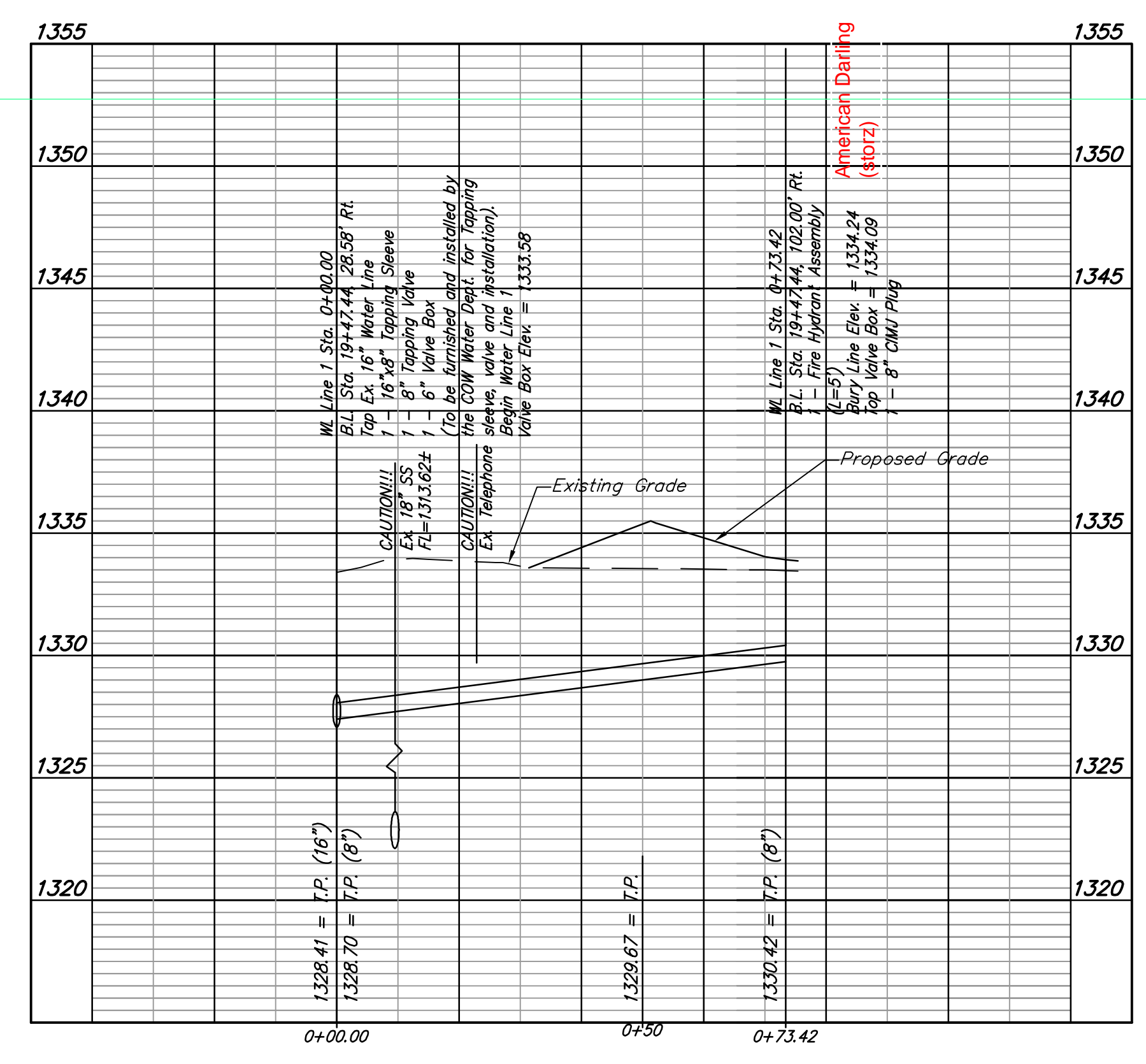
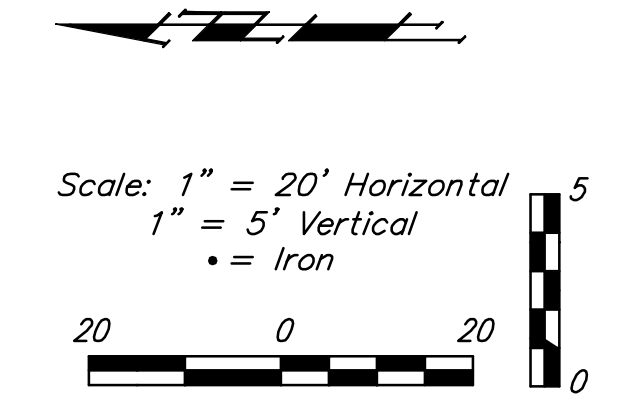
Tapping valve is 24' west of air release valve #43482  
and  
38' south of center line of 37th N

Sta. 0+73.42, Line 1 =  
B.L. Sta. 19+47.44, 102.00' Rt.  
1 - Fire Hydrant Assembly  
(L=5')  
Bury Line Elev. = 1334.24  
Top Valve Box = 1334.09  
1 - 8" CMI Plug


Sta. 0+31.42, Line 1 =  
B.L. Sta. 19+47.44, 60.00' Rt.  
City Maintenance Ends

**BENCHMARKS**

SITE BENCHMARK  
Chiseled square on top of inlet on east side of  
Via Christi Ridge Plaza approximately 403' south  
of south lot line of Lot 1, Block A, Ridge Port  
North 6th Addition.  
Elevation=1330.89 (NAVD 88)



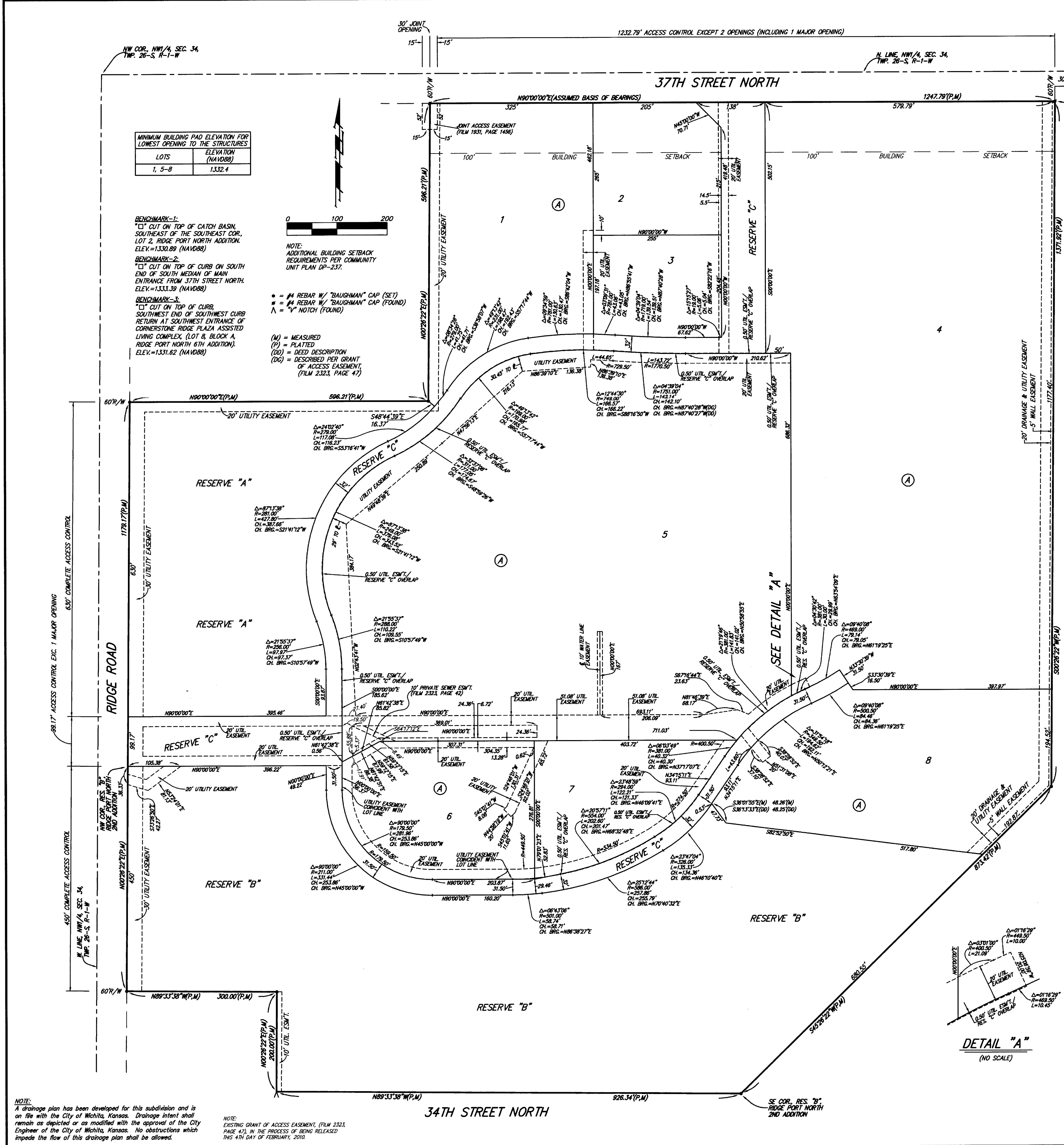
Children's Dental Professionals  
**LINE 1**  
Water Line Improvements



**Baughman Company, P.A.**  
315 Ellis St., Wichita, KS 67211 P 316-262-7271 F 316-262-0199  
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
1000 W. University Blvd., Suite 1000, Wichita, KS 67202

# RIDGE PORT NORTH 6TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



LOTS	ELEVATION (NAVD88)
1, 5-8	1332.4

**BENCHMARK-1:**  
CUT ON TOP OF CATCH BASIN, SOUTHEAST OF THE SOUTHEAST CORN. LOT 2, RIDGE PORT NORTH ADDITION. ELEV.=1330.89 (NAVD88)

**BENCHMARK-2:**  
CUT ON TOP OF CURB ON SOUTH END OF SOUTH MEDIAN OF MAIN ENTRANCE FROM 37TH STREET NORTH. ELEV.=1333.39 (NAVD88)

**BENCHMARK-3:**  
CUT ON TOP OF CURB, SOUTHWEST END OF SOUTHWEST CURB RETURN AT SOUTHWEST ENTRANCE OF CORNERSTONE RIDGE PLAZA ASSISTED LIVING COMPLEX (LOT 8, BLOCK A, RIDGE PORT NORTH 6TH ADDITION). ELEV.=1331.62 (NAVD88)

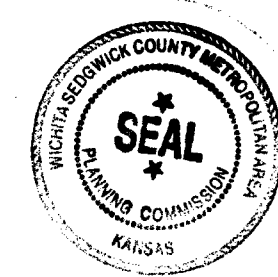
**NOTE:**  
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER COMMUNITY UNIT PLAN 09-237.

• #4 REBAR W/ "BAUGHMAN" CAP (SET)  
• #4 REBAR W/ "BAUGHMAN" CAP (FOUND)  
• "V" NOTCH (FOUND)

(M) = MEASURED  
(P) = PLATTED  
(D) = DEED DESCRIPTION  
(DG) = DESCRIBED PER GRANT OF ACCESS EASEMENT (FILM 2323, PAGE 47)

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and plotted "RIDGE PORT NORTH 6TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lot 1, together with all of Reserves "A" and "B", Ridge Port North 2nd Addition, Wichita, Sedgwick County, Kansas.

This plat of "RIDGE PORT NORTH 6TH ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 27th day of December, 2009. Wichita-Sedgwick County Metropolitan Area Planning Commission



*G. Nelson Van Fleet*, Chairman  
*John Schlegel*, Secretary

All being situated in the NW 1/4 of Sec. 34, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas. Existing public easements, access controls, building setback lines, and dedications being vacated by virtue of K.S.A. 12-512(b).  
Baughman Company, P.A.

*Michael G. Conroy*, Surveyor  
Michael G. Conroy, Surveyor

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 22nd day of March, 2010.  
*Carl Brewer*, Mayor  
*Karen Sublett*, City Clerk  
Karen Sublett

Know all men by these presents that we, the undersigned owners, have caused the land in the surveyors certificate to be platted into Lots, a Block, and Reserves, to be known as "RIDGE PORT NORTH 6TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The water line easement is hereby granted as indicated for the construction and maintenance of public water line systems and related appurtenances. The well easements are hereby granted as indicated for the construction and maintenance of private screening walls and utility main lines and service lines shall be allowed to cross these easements. Reserves "A" and "B" are hereby reserved for open space, landscaping, drainage purposes, lakes, berms, gazebos, signage, entry monuments, screening walls, sidewalks, and utilities as confined to easements. Reserve "C" is hereby reserved for private drives, access purposes, signage, entry monuments, open space, landscaping, drainage purposes, sidewalks, parking, and utilities as confined to easements. Reserve "C" shall provide access to or from Lots 1 through 8, inclusive, Block A, Reserves "A", "B", and "C" shall be owned and maintained by the lot owners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita. The Minimum Building Foot Elevation for the lowest opening to the structures shall be as indicated on the face of the plat.

Entered on transfer record this 8th day of March, 2010.  
*Kelly B. Arnold*, County Clerk  
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005 on this 17th day of March, 2010.  
*Tricia L. Robello*, Deputy County Surveyor  
Tricia L. Robello, LS #1246  
Sedgwick County, Kansas

Via Christi Property Services, Inc. a Kansas not-for-profit corporation  
*R. Allan Allford*, President  
R. Allan Allford  
Cornerstone Assisted Living, Inc. a Kansas not-for-profit corporation  
*Jerry Carley*, President and CEO  
Jerry Carley  
Catholic Diocese of Wichita, a Kansas not-for-profit corporation  
*Michael O. Jackels*, President  
Michael O. Jackels

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 22nd day of March, 2010, at 10:00 o'clock P.M. and is duly recorded.  
*Bill Meek*, Register of Deeds  
Bill Meek  
*Tonya Buckingham*, Deputy  
Tonya Buckingham

State of Kansas) SS The foregoing instrument acknowledged before me, this 11th day of February, 2010, by R. Allan Allford, President of Via Christi Property Services, Inc., a Kansas not-for-profit corporation, on behalf of the corporation.  
*Janis Marean*, Notary Public  
JANIS MAREAN  
My App't. Exp. 11-28-10  
State of Kansas) SS The foregoing instrument acknowledged before me, this 11th day of February, 2010, by Jerry Carley, President and CEO of Cornerstone Assisted Living, Inc., a Kansas not-for-profit corporation, on behalf of the corporation.  
*Katrina M. Buss*, Notary Public  
KATRINA M. BUSS  
My App't. Exp. 11/28/13

Date Recorded: 3/8/2010 12:30:22 PM  
State of Kansas) SS The foregoing instrument acknowledged before me, this 2nd day of February, 2010, by Michael O. Jackels, President of Catholic Diocese of Wichita, a Kansas not-for-profit corporation, on behalf of the corporation.  
*Claudia H. Wald*, Notary Public  
Claudia H. Wald  
My App't. Exp. 3/1/2012

**NOTE:**  
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

**NOTE:**  
EXISTING GRANT OF ACCESS EASEMENT, (FILM 2323, PAGE 43), IN THE PROCESS OF BEING RELEASED THIS 4TH DAY OF FEBRUARY, 2010.

